BUREAU OF STATISTICS

YUKON RENT SURVEY

June 2008

- The total number of apartments surveyed in Whitehorse in June 2008 ..... **856**
- The vacancy rate for all units surveyed in Whitehorse in June 2008..... **1.9%**
- The median rent for all units surveyed in Whitehorse in June 2008..... **$700**

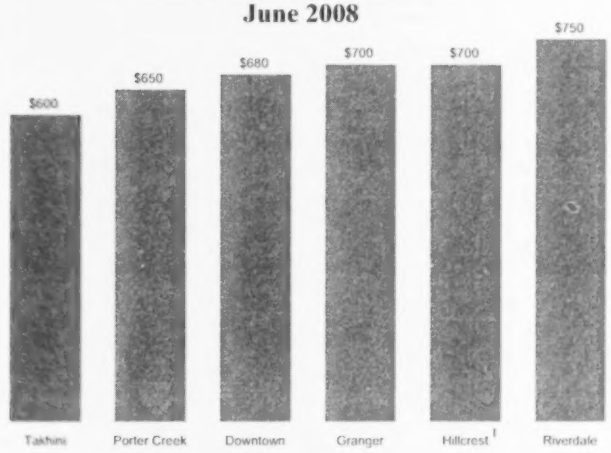
1 Monthly Median Rent

Median Rent
'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

Monthly Median Rent for All Units June 2007 to June 2008

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
						$				
2008	June	700	680	700	700[1]	650	750	600	675	650
	March	700	680	700	700[1]	650	725	600	675	650
2007	Dec.	700	680	700	700[1]	650	725	600	675	625
	Sept.	700	680	675	700[1]	650	725	600	675	625
	June	680	675	675	750	650	725	560	675	625

Median Rents in Whitehorse, June 2008



The median rent in Whitehorse increased from $680 in June '07 to $700 in June '08, an increase of $20, or 2.9%. During the same time period, median rents in various Whitehorse subdivisions changed as follows:

- Downtown rents increased $5, or 0.7%.
- Granger rents increased $25, or 3.7%.
- Porter Creek rents remained the same.
- Riverdale rents increased $25, or 3.4%.
- Takhini rents increased $40, or 7.1%.

The median rent in Watson Lake remained the same between June '07 and June '08, while the median rent in Dawson City increased $25, or 4.0%, for the same time period.

[1] *See footnote 1 on page 4*

2 Vacancy Rate

'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

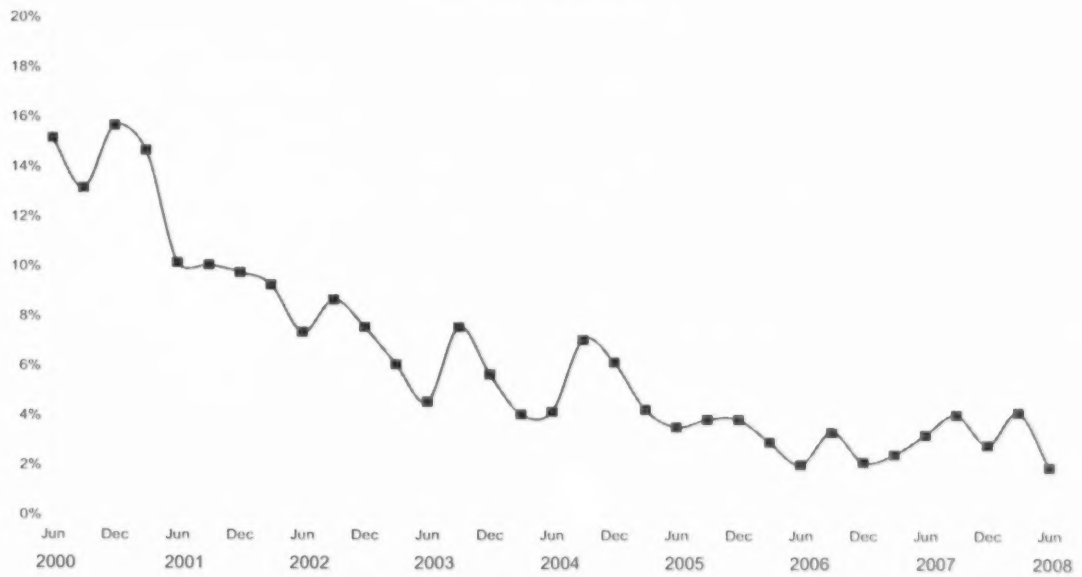
Monthly Vacancy Rates for All Units
June 2007 to June 2008

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
2008	June	1.9	2.3	0.0	0.0[1]	0.0	1.7	3.9	0.0	0.0
	March	4.1	3.5	0.0	4.2[1]	4.3	5.6	0.0	2.9	0.0
2007	Dec.	2.8	2.9	0.0	5.6[1]	4.3	2.6	0.0	11.4	0.0
	Sept.	4.0	4.0	0.0	4.2[1]	8.7	2.7	11.8	11.4	0.0
	June	3.2	3.7	0.0	4.6	4.3	1.2	11.8	8.6	0.0

[1] *See footnote 1 on page 4*

After observing high vacancy rates following the Faro mine closure in the late '90s, the vacancy rate in Whitehorse began a steady decline as economic conditions rebounded. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Beginning in 2005, the vacancy rate in Whitehorse has remained very low. With the exception of March 2008, the vacancy rate has been 4.0% or below since June of 2005. The June 2008 vacancy rate of 1.9% is the lowest on record since September 1991. June's vacancy rate represents 16 vacant apartments out of 856 surveyed.

Whitehorse Vacancy Rate
June 2000 to June 2008



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3 Apartment Size and Location

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $750 in Riverdale to a low of $600 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $850, followed by 2-bedroom apartments at $750, 1-bedroom apartments at $695, and bachelor units at $600.

Median Rent by Apartment Size and Location, June 2008

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	($)								
ALL	700	680	700	700[1]	650	750	600	675	650
BACHELOR	600	600	..	580	538	700	600	480	600
1-BEDROOM	695	690	600	650	550	825	700	575	700
2-BEDROOM	750	765	700	780[1]	800	725	..	750	..
3+ BEDROOM	850	895	..	..	900	850	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger, Hillcrest and Porter Creek to a high of 3.9% in Takhini. Overall in Whitehorse, the highest vacancy rate was found in bachelor suites (3.7%), followed by 1-bedroom apartments (1.9%), 2-bedroom apartments (1.5%), and 3+ bedroom apartments (0.0%).

Vacancy Rate by Apartment Size and Location, June 2008

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	(%)								
ALL	1.9	2.3	0.0	0.0[1]	0.0	1.7	3.9	0.0	0.0
BACHELOR	3.7	3.8	..	0.0	0.0	0.0	4.7	0.0	0.0
1-BEDROOM	1.9	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2-BEDROOM	1.5	0.0	0.0	0.0[1]	0.0	2.4	..	0.0	..
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0	..

[1] *See footnote 1 on page 4*

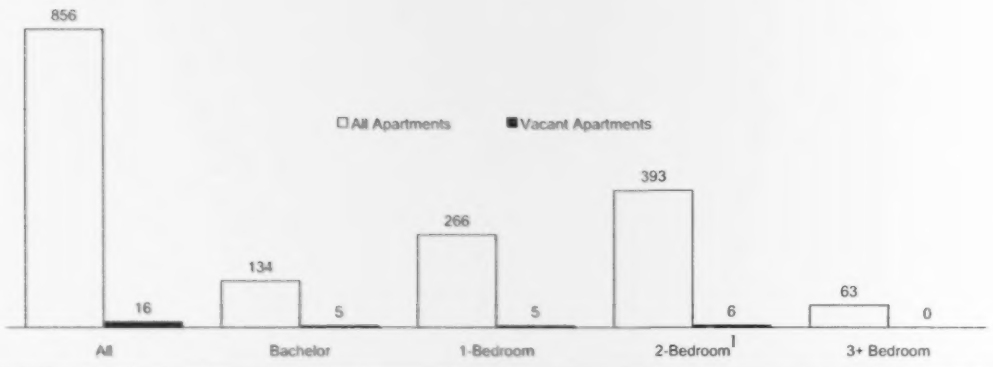
4 Distribution of Apartments and Vacancies

The total number of apartments in the Whitehorse portion of the survey was 856. Of these, 16, or 1.9%, were vacant as of June 2008. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, June 2008

		Whitehorse	Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
ALL	number	856	343	20	71[1]	23	348	51	35	8
	vacant	16	8	0	0[1]	0	6	2	0	0
BACHELOR	number	134	78	..	8	2	3	43	3	4
	vacant	5	3	..	0	0	0	2	0	0
1-BEDROOM	number	266	170	4	28	10	46	8	12	4
	vacant	5	5	0	0	0	0	0	0	0
2-BEDROOM	number	393	88	16	35[1]	4	250	..	19	..
	vacant	6	0	0	0[1]	0	6	..	0	..
3+ BEDROOM	number	63	7	..	..	7	49	..	1	..
	vacant	0	0	..	..	0	0	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, June 2008



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

1. Due to non-response of a landlord in Hillcrest for September and December 2007 and March and June 2008, the figures for Hillcrest 2-bedroom apartments are not a complete representation of all Hillcrest 2-bedroom apartments.

.. = not applicable

Yukon
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